

**PB# 06-03**

**Sloop Hill Assoc./  
N&C Land Corp./NW  
(LLC)**

**37-1-13.11 & 44.2**

06-03

Sloop Hill Assoc./N+e LAND use.  
Town of N.W. - LL chg.  
37-1-13.11 + 37-1-44.2  
Plus portion of Roadway

TOWN OF NEW WINDSOR  
PLANNING BOARD

APPROVED COPY

DATE: March 28, 2007

**TOWN OF NEW WINDSOR**  
**ENGINEER'S OFFICE**  
**845-563-4615**

**MEMO**

TO: PHIL CROTTY, ATTORNEY FOR THE TOWN

FROM: RICHARD D. MC GOEY, P.E.,  
ENGINEER FOR THE TOWN

DATE: 31 MAY 2005

SUBJECT: SLOOP HILL ASSOCIATES – PROPERTY TRANSFER

Dear Phil:

We are in receipt of the latest survey of the road dedication parcel for Sloop Hill Road, last revised 25 May 2005. During our last meeting, Henry Kroll had a concern that the edge of pavement of Sloop Hill Road would fall across the property line onto the lands of N and C Land Corp. We, therefore, requested that the plans be revised to keep the proposed edge of pavement within the right-of-way being dedicated to the town.

On the basis of our review of the plans submitted dated 25 May 2005, it appears that now the edge of pavement now is fully within the right-of-way of Sloop Hill Road

We are hopeful that the enclosed is satisfactory, however, if you should have any questions, please contact our office.

RDM:mlm



# Town of New Windsor

435 Union Avenue  
New Windsor, New York 12553-5196  
Telephone: (845) 563-4615  
Fax: (845) 563-4675

## Office of the Building Inspector

DATE: October 28, 2005

Mr. Robert F. Farkas  
Sloop Hill Associates LLC  
16 Laurel Avenue  
Cornwall, New York 12518

SUBJECT: BUILDING PERMIT APPLICATION FOR:

PA2005-1161 Lot Line Change S/B/L 474-442-5166 Hill Associates LLC  
(project)

Dear Applicant:

We have reviewed your Application for Building Permit submitted to our office on October 21, 2005. It has been determined that the project described in this application needs Town of New Windsor Planning Board approval.

We are enclosing a copy of the Referral Tracking Sheet showing the reference number to be used to make an appointment with the Planning Board. Please Contact Mr. Michael Babcock, Monday through Friday, 8:30 to 4:30, at (845) 563-4615 to make an appointment with the Planning Board and please have the Tracking Sheet available when you call for an appointment.

We will keep your Building Permit Application "pending" until Planning Board approval has been received. At the time, we will continue our review of your project.

**PLEASE NOTE:  
APPOINTMENTS FOR THE PLANNING BOARD WILL NOT BE MADE WITHOUT  
THE TRACKING SHEET NUMBER.**

Very truly yours,

Michael Babcock  
Building Inspector

MB: vm



# Building Permit Tracking Log

**PA2005-1161**

**Wax Paper**

37-1442

**Application Date: 10/28/2005**

Type of Permit: **Commercial Other**

**Location of Property:** Nys Rte 9W

**Property Owner: Mid-Hudson II Hldg Co Inc**  
**New Paltz, NY 12561**  
**-5565280**

**Occupant's Name:**

**Applicant's Name:** Sloop Hill Associates, LLC

**Relation To Owner:** Owner

**914-755-2390**

**Occupancy Class: 311**

**Description of Work:**

**LOT LINE CHANGE- SLOOP HILL ASSOCIATES, LLC**

**Comments:**

## Building Permit Application Review Approvals

[illegible]

**STEVEN P. DRABICK, P.L.S., PC**  
**P O BOX 539**  
**CORNWALL, NY 12518**

Professional Land Surveyor

845-534-2208

**DESCRIPTION OF LANDS TO BE CONVEYED TO SLOOP HILL  
ASSOCIATED, LLC ( FROM N & C LAND CORP.)**

ALL that certain plot, piece or parcel of land with the improvements thereon erected, situate, lying and being in the Town of New Windsor and Town of Cornwall, County of Orange and State of New York bounded and described as follows:

BEGINNING at a point marked by a rail road spike found in the easterly line of Sloop Hill Road at the southwesterly corner of lands now or formerly of N and C Land Corporation, Liber 2840, Page 224;

THENCE along a curve to the right having a radius of 1567.70 feet and an arc length of 95.90 feet, being subtended by a chord of South 50 degrees 18 minutes 51 seconds East for a distance of 95.89 feet along said lands of N and C Land Corporation to a point;

THENCE South 41 degrees 26 minutes 15 seconds West for a distance of 218.51 feet along the westerly bounds of lands now or formerly of N and C Land Corporation Liber 14765, page 1676 to a point;

THENCE North 11 degrees 43 minutes 45 seconds West for a distance of 27.73 feet along the northeasterly bounds of lands now or formerly of Central Hudson, Liber 1373, page 501 to a point marked by an iron bolt in concrete found;

THENCE North 62 degrees 32 minutes 19 seconds West for a distance of 477.32 feet along the northerly bounds of lands now or formerly of the New York Military Academy to a point in the southeasterly line of U. S. Route 9W marked by a concrete monument found;

THENCE North 50 degrees 23 minutes 30 seconds East for a distance of 179.00 feet along said line of Route 9W to a point marked by a concrete monument found;

THENCE South 62 degrees 51 minutes 31 seconds East for a distance of 36.65 feet along the same to a point marked by a concrete monument found;

THENCE North 33 degrees 14 minutes 00 seconds East for a distance of 1.80 feet along the same to a point marked by an iron pipe found;

**LANDS TO BE CONVEYED TO SLOOP HILL ASSOCIATES, LLC  
( FROM N & C LAND CORP.)**

THENCE South 64 degrees 21 minutes 17 seconds East for a distance of 64.29 feet along the southwesterly bounds of lands now or formerly of Central Hudson Gas & Electric Corp., Liber 1322, page 1012 to a point;

THENCE South 59 degrees 46 minutes 00 seconds East for a distance of 11.29 feet along the same to a point marked by an iron pipe found;

THENCE South 58 degrees 18 minutes 00 seconds East for a distance of 273.12 feet along the southwesterly bounds of lands now or formerly of Nask, Liber 5224, Page 223, the southwesterly bounds of lands now or formerly of Buckner, Liber 1995, Page 758 and the southwesterly line of the terminus of Sloop Hill Road to a point marked by an iron rod found;

THENCE North 26 degrees 56 minutes 15 seconds East for a distance of 62.70 feet along the easterly line of Sloop Hill Road to the POINT OR PLACE OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

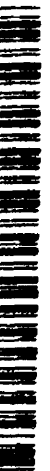
Said property contains 1.8758 acres more or less.

Map Number 282-07 City 1  
Section 37 Block 1 Lot 13.11 Town 1  
Village New Windsor  
Title: Sloop Hill Assoc., LLC. &  
Nand C Land Corp  
Dated: 7-14-06 Rev 4-23-07 Filed  
Approved by Genare Argenic  
on 3-28-07  
Record Owner Sloop Hill Associates LLC.

DONNA L. BENSON  
Orange County Clerk

Total - 10.00

RECORDED/FILED ORANGE COUNTY  
BOOK 02007 PAGE 0202  
04/23/2007 15:02:02  
FILE NUMBER 20070044882  
RECEIPT#724825 patti



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/25/2007

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 6-3

NAME: SLOOP HILL ASSOC. LL CHG PA2005-1161

APPLICANT: SLOOP HILL ASSOC, LLC

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
03/28/2007	PLANS STAMPED	APPROVED
03/22/2006	P.B. APPEARANCE . NEED HIGHWAY APPROVAL	APPR COND - ADDRESS MARK'S COMMENTS - PAY FEES
02/08/2006	P.B. APPEARANCE	SENC TO OC PLANN
12/07/2005	WORK SHOP	SUBMIT
10/28/2005	WORK SHOP\	RET TO WS
04/20/2005	WORK SHOP	RET TO WS

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/25/2007

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 6-3

NAME: SLOOP HILL ASSOC. LL CHG PA2005-1161  
APPLICANT: SLOOP HILL ASSOC, LLC

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	02/06/2006	EAF SUBMITTED	02/02/2006	WITH APPLIC
ORIG	02/06/2006	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	02/06/2006	LEAD AGENCY DECLARED	02/08/2006	TOOK LA
ORIG	02/06/2006	DECLARATION (POS/NEG)	02/08/2006	DECL NEG DEC
ORIG	02/06/2006	SCHEDULE PUBLIC HEARING	/ /	
ORIG	02/06/2006	PUBLIC HEARING HELD	/ /	
ORIG	02/06/2006	WAIVE PUBLIC HEARING	02/08/2006	WAIVE PH
ORIG	02/06/2006	PRELIMINARY APPROVAL	/ /	
ORIG	02/06/2006		/ /	
ORIG	02/06/2006	LEAD AGENCY LETTER SENT	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 03/26/2007

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**APPROVAL**

FOR PROJECT NUMBER: 6-3  
NAME: SLOOP HILL ASSOC. LL CHG PA2005-1161  
APPLICANT: SLOOP HILL ASSOC, LLC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/20/2007	APPROVAL FEE	CHG	150.00		
03/26/2007	REC. CK. #10341	PAID		150.00	
		TOTAL:	150.00	150.00	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 03/26/2007

PAGE: 1

LISTING OF PLANNING BOARD FEES  
4% FEE

FOR PROJECT NUMBER: 6-3

NAME: SLOOP HILL ASSOC. LL CHG PA2005-1161

APPLICANT: SLOOP HILL ASSOC, LLC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/20/2007	4% OF COST EST. \$45.137.7	CHG	1805.51		
03/26/2007	REC. CK. #10342	PAID		1805.51	
		TOTAL:	1805.51	1805.51	0.00

*J. Henry*  
3-25



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 03/26/2007

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 6-3

NAME: SLOOP HILL ASSOC. LL CHG PA2005-1161

APPLICANT: SLOOP HILL ASSOC, LLC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/06/2006	REC. CK. #10277	PAID		200.00	
02/08/2006	P.B. ATTY. FEE	CHG	35.00		
02/08/2006	P.B. MINUTES	CHG	49.00		
03/22/2006	P.B. ATTY. FEE	CHG	35.00		
03/22/2006	P.B MINUTES	CHG	28.00		
03/20/2007	P.B. ENGINEER FEE	CHG	1201.10		
03/26/2007	REC. CK. #10343	PAID		1148.10	
		TOTAL:	1348.10	1348.10	0.00

*To close out escrow.*

*Thank you,  
Myra*

*J. Luning  
3-28-07*

P.B. #06-03

**Town of New Windsor**  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611

**RECEIPT**  
**#207-2007**

03/26/2007

**Sloop Hill Associates, Llc**

Received \$ 150.00 for Planning Board Fees, on 03/26/2007. Thank you for  
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

**Deborah Green**  
Town Clerk

SLOOP\_HILL\_ASSOCIATES

MR. EDSALL: The next one is Sloop Hill associates had a lot line change they performed down near the mini storage, involved several lots, involved some properties that the Town of New Windsor sold to them so they could create a cul-de-sac down by the Moodna.

MR. MINUTA: What mini storage?

MR. ARGENIO: That's down off Shore Road.

MR. EDSALL: Off Shore Road is Sloop Hill. Well, the applicant worked with the Town, the Town sold them some land, they agreed to build a cul-de-sac so it was a very good relationship and cooperation between the Town and this private party they need their two 90 day extensions to finish up.

MR. ARGENIO: Why aren't they finished up?

MR. EDSALL: I have no idea, might be just timing, cash flow.

MR. ARGENIO: Their intent is to finish it?

MR. EDSALL: As far as I understand so they would just like to have the two 90 day extensions tacked onto their original approval.

MR. MINUTA: So I understand these two 90 days to complete construction?

MR. EDSALL: No, it's the final conditional, it's technically a subdivision so what they need to do is just add on their two 90 days to their original 180 and that's it. After that, it expires.

MR. CORDISCO: So they can get the subdivision plat filed.

February 28, 2007

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MR. ARGENIO: Anybody agrees, I'll accept a motion.

MR. MINUTES: So moved.

MR. BROWN: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board grant Sloop Hill Associates two 90 day extensions from Mark, am I correct, are from 9/18 through 3/17 of '07?

MR. EDSALL: Yes.

MR. ARGENIO: No further discussion, roll call.

ROLL CALL

MR. GALLAGHER	AYE
MR. BROWN	AYE
MR. MINUTA	AYE
MR. ARGENIO	AYE



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
TELEPHONE: (845) 563-4630  
FAX: (845) 563-4692

**TOWN ATTORNEY**  
MICHAEL D. BLYTHE, ESQ.

Sent via facsimile @ 225-6514

March 21, 2007

Michael C. Bartolotti, Esq.  
125 Putnam Drive  
Carmel, NY 10512

Re: Sloop Hill Associates LLC w/Town of New Windsor

Dear Mr. Bartolotti:

We have received and reviewed the updated title for the above matter and draw your attention to objections 2, 12, 13 and 18 in title report RMF-9508-B which your client will need to clear in order to convey clean title. Regarding title report RMF-9508-A, we will provide the Resolution to the title company to clear objection 8.

We received the Letter of Credit from Robert Ambrose of Walden Savings Bank. It needed some minor corrections and we sent him a fax this morning with the requested changes to be made.

I believe we need the following prior to scheduling a closing:

1. Corrected Letter of Credit
2. Mr. Farkas will need to pay the inspection fees to Myra Mason so she can deliver the plans to our office.
3. The addendum to the Contract (to be signed at closing) for review.
4. Copy of deed conveying property from Nannini & Callahan to Sloop Hill Associates, LLC for review
5. Copies of the two irrevocable offers of dedication for the part of the parcel being deeded back to the Town for the roadway and cul-de-sac.

Very truly yours,

  
Michael D. Blythe  
Attorney for the Town of New Windsor

MDB/jtm

cc: Myra Mason, Planning Board Secretary ✓

H:\My Documents\Sloop Hill Assoc. #710\Mbaertolotti032107.doc



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4689

## OFFICE OF THE PLANNING BOARD

March 20, 2001

Sloop Hill Associates  
P.O. Box 495  
Cornwall, NY 12518

ATTN: ROBERT FARKAS

SUBJECT: P.B. #06-03 LOT LINE CHANGE

Dear Mr. Farkas:

Please find attached printouts of fees due for subject project.

Please submit payment in separate checks, payable to the Town of New Windsor, as follows:

Check #1 – Approval Fee.....	\$	150.00
Check #2 – 4% Inspection Fee.....	\$	1,805.51
Check #3 – Amount over escrow posted.....	\$	1,148.10

Upon receipt of these checks and ten (10) sets of plans **(with at least five (5) sets being folded)** and a mylar, I will have the plans stamped and signed approved.

If you have any questions in this regard, please contact my office.

Very truly yours,

---

Myra L. Mason, Secretary To The  
NEW WINDSOR PLANNING BOARD

MLM

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 03/20/2007

PAGE: 1

LISTING OF PLANNING BOARD FEES  
APPROVAL

FOR PROJECT NUMBER: 6-3

NAME: SLOOP HILL ASSOC. LL CHG PA2005-1161

APPLICANT: SLOOP HILL ASSOC, LLC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/20/2007	APPROVAL FEE	CHG	150.00		
			-----	-----	-----
		TOTAL:	150.00	0.00	150.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 03/20/2007

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LISTING OF PLANNING BOARD FEES  
4% FEE

FOR PROJECT NUMBER: 6-3

NAME: SLOOP HILL ASSOC. LL CHG PA2005-1161

APPLICANT: SLOOP HILL ASSOC, LLC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/20/2007	4% OF COST EST. \$45.137.7	CHG	1805.51		
			-----	-----	-----
		TOTAL:	1805.51	0.00	1805.51



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 03/20/2007

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 6-3

NAME: SLOOP HILL ASSOC. LL CHG PA2005-1161

APPLICANT: SLOOP HILL ASSOC, LLC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/06/2006	REC. CK. #10277	PAID		200.00	
02/08/2006	P.B. ATTY. FEE	CHG	35.00		
02/08/2006	P.B. MINUTES	CHG	49.00		
03/22/2006	P.B. ATTY. FEE	CHG	35.00		
03/22/2006	P.B MINUTES	CHG	28.00		
03/20/2007	P.B. ENGINEER FEE	CHG	1201.10		
		TOTAL:	1348.10	200.00	1148.10

Sloop Hill Associates LLC  
8 Sloop Hill Rd  
New Windsor, NY 12553

September 14, 2006

Town of New Windsor  
555 Union Ave.  
New Windsor, NY 12553

To Whom It May Concern:

Re: PB #06-03

Received conditional approval on 3-22-06

Need (2) 90 day extensions from 9-18-06 thur 3-17-07

Thank you,



Robert F. Farkas

*2 - 90-day Ext.*

③ M ③ B

*4 Ayes*

*0 Nay*



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

**RICHARD D. MCGOEY, P.E. (NY & PA)**

**WILLIAM J. HAUSER, P.E. (NY & NJ)**

**MARK J. EDSALL, P.E. (NY, NJ & PA)**

**JAMES M. FARR, P.E. (NY & PA)**

**MAIN OFFICE**

**33 AIRPORT CENTER DRIVE**

**SUITE 202**

**NEW WINDSOR, NEW YORK 12553**

**(845) 567-3100**

**FAX: (845) 567-3232**

**E-MAIL: MHENY@MHEPC.COM**

**WRITER'S E-MAIL ADDRESS:**

**MJE@MHEPC.COM**

**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**PROJECT NAME:** SLOOP HILL ASSOCIATES / N&C LAND CORP / TOWN OF NEW WINDSOR LOT LINE CHANGE

**PROJECT LOCATION:** SLOOP HILL ROAD (OFF SHORE ROAD)  
SECTION 37 – BLOCK 1 – LOTS 13.11 & 44.2 AND THE TOWN

**PROJECT NUMBER:** 06-03

**DATE:** 22 MARCH 2006

**DESCRIPTION:** THE APPLICATION INVOLVES A LOT LINE REVISION BETWEEN THE INVOLVED PRIVATE PROPERTIES AND THE LANDS OF THE TOWN ROADWAY, FOLLOWED BY A LOT LINE CHANGE BETWEEN TAX LOTS 13.11 AND 44.2. THE APPLICATION WAS PREVIOUSLY REVIEWED AT THE 8 FEBRUARY 2006 PLANNING BOARD MEETING.

1. The lands on the east side of Rt. 9W are increasing in area and bulk criteria, and the Town road condition is being improved with the construction of the cul-de-sac turnaround. This is a functional and zoning improvement. The land on the west side of Rt. 9W is physically not being affected by this application, and, from a zoning bulk standpoint, the resultant lot maintains compliance.
2. I met with the Highway Superintendent to review the plan. Based on our discussion, the road improvement layout and detail should be revised to provide a non-curbed roadway with full 100 ft. diameter cul-de-sac, without center median (i.e. "donut" style cul-de-sac not permitted), and a minimum right-of-way dimension of 120 ft. Pavement cross-section is acceptable, with the exception of the subbase, which should be called out as "12" - NYS DOT Item #4". The alternate finish detail should be eliminated.
3. The applicant is seeking Planning Board approval at this meeting. I suggest the following conditions be applied to a conditional final approval:
  - The roadway turnaround should be corrected as noted above.

**REGIONAL OFFICES**

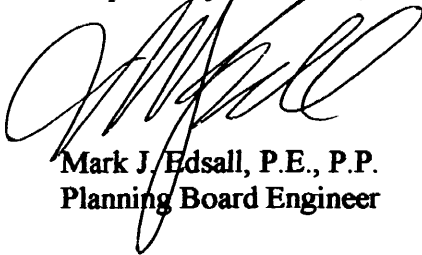
• 111 WHEATFIELD DR. – SUITE ONE • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •  
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

- A bond estimate should be submitted for the roadway improvements, and a performance guarantee posted in a form acceptable to the Town Attorney.
- The applicant should submit the descriptions and Offers of Dedication to the Town Attorney (with copy to the Engineer for the Planning Board), for necessary review.
- Approval is subject to the necessary land sale involving the Town of New Windsor, to be coordinated by the Town Attorney.
- The approval is subject to the combination of "Parcel A" (east of Rt. 9W), "Parcel C", and Sloop Hill Associates Tax Lot 37-1-13.11 into a single deed parcel (with one perimeter description) and a single tax lot. Proof of filing of this deed shall be submitted to the Planning Board Attorney for review.
- Payment of all approval fees.

4. The Planning Board assumed Lead Agency, waived the Public Hearing, and adopted a negative declaration under SEQRA. The application was referred to the Orange County Planning Department, as per GML 239, with a "local determination" response having been received by the Town.

No other procedural steps are necessary other than the consideration of the final approval.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.  
Planning Board Engineer

*Need Mark's okay on Description  
+ fees*

*Bob Farkas to pay fees  
Give signed plans to Mike Blythe  
for closing.*

## CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 6- 3


FOR ALL WORK ON FILE:

										DOLLARS	
TASK-NO	REC	DATE	TRAN	EMPL	ACT DESCRIPTION	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
6-3	253848	04/20/05	TIME	MJE	WS SLOOP HILL L/L	99.00	0.40	39.60			
6-3	270889	10/13/05	TIME	MJE	DRABICK:FARKAS LL	99.00	0.30	29.70			
6-3	271446	10/19/05	TIME	MJE	MC SLOOP HILL/CALLAHAN	99.00	0.40	39.60			
6-3	273125	10/31/05	TIME	MJE	MC WC/FARKAS:PROPERTY	99.00	0.30	29.70			
6-3	273126	11/01/05	TIME	MJE	MC TC/DRABICK:FARKAS	99.00	0.30	29.70			
6-3	273913	11/07/05	TIME	MJE	PM NW FARKAS ISSUE	99.00	0.50	49.50			
6-3	276547	12/07/05	TIME	MJE	WS SLOOP HILL LL	99.00	0.40	39.60			
6-3	277287	12/16/05	TIME	MJE	MC TC/DRABICK-FARKAS AP	99.00	0.30	29.70			
6-3	277288	12/16/05	TIME	MJE	MC WC/FARKAS RE APP	99.00	0.30	29.70			
6-3	278227	12/21/05	TIME	MJE	MC RVW SLOOP HILL PLAN	99.00	0.60	59.40			
6-3	278656	01/03/06	TIME	MJE	MC WC/FARKAS:SLOOP HILL	115.00	0.30	34.50			
6-3	278658	01/03/06	TIME	MJE	MC SLOOP COMM/FAX DRABK	115.00	0.40	46.00			
6-3	280410	01/16/06	TIME	MJE	MC FARKAS W/DRABICK	115.00	0.30	34.50			
6-3	282042	02/07/06	TIME	MJE	MR SLOOP HILL/MC/NW L/L	115.00	0.50	57.50			
6-3	281619	02/08/06	TIME	MJE	MM Sloop Meg Dec	115.00	0.10	11.50			
6-3	281620	02/08/06	TIME	MJE	MM Sloop P/H waived	115.00	0.10	11.50			
6-3	281621	02/08/06	TIME	MJE	MM Sloop L/A taken	115.00	0.10	11.50			
6-3	282043	02/08/06	TIME	MJE	MR SLOOP HILL/MC/NW L/L	115.00	0.20	23.00			
6-3	282821	02/13/06	TIME	MJE	MC SLOOP HILL OGDW REF	115.00	0.40	46.00			
6-3	285895	03/20/06	TIME	MJE	MR SLOOP HILL L/L RVW	115.00	0.40	46.00			
6-3	285896	03/21/06	TIME	MJE	MR SLOOP HILL L/L RVW	115.00	0.30	34.50			
6-3	285897	03/21/06	TIME	MJE	PM SLOOP HILL MTG/AF-MB	115.00	0.40	46.00			
									778.70		
6-3	285993	03/23/06			BILL 06-763						-612.60
6-3	288603	04/13/06			BILL 06-960						-166.10
											-778.70
6-3	298508	07/07/06	TIME	MJE	MC FARKAS W/MM	115.00	0.20	23.00			
6-3	299185	07/12/06	TIME	MJE	PM MTG DRABICK:FARKAS	115.00	0.50	57.50			
6-3	299187	07/13/06	TIME	MJE	MC FAYO/MM:FARKAS CULDS	115.00	0.50	57.50			
6-3	301503	07/24/06	TIME	MJE	MC SLOOP HILL/FAYO	115.00	0.30	34.50			
									172.50		
6-3	306124	09/13/06			BILL 06-2321						-172.50
											-172.50
6-3	327399	02/28/07	TIME	MJE	MM Sloop + 2 x 90	119.00	0.10	11.90			
6-3	329093	03/05/07	TIME	MJE	MC NW FARKAS:CLOSEOUT	119.00	0.50	59.50			
6-3	329096	03/06/07	TIME	MJE	MC COST EST RVW/DRABICK	119.00	0.40	47.60			
6-3	329098	03/07/07	TIME	MJE	MC COST EST RVW/DRABICK	119.00	0.40	47.60			

3/14/07

Myra -

Descriptions are OK  
Plans can proceed  
for stamping.



AS OF: 03/14/07

PAGE: 2

## CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSO

TASK: 15- 3

FOR WORK DONE AFTER: / /

FOR WORK DONE PRIOR TO: 12/31/99

TASK-NO	REC	DATE	TRAN	EMPL	ACT DESCRIPTION	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
6-3	329115	03/09/07	TIME	MJE	MC COST EST RVW/DRABICK	119.00	0.20	23.90			
TASK TOTAL								1141.60	0.00	-951.20	190.40
GRAND TOTAL								1141.60	0.00	-951.20	190.40

revised  
decrypt/fla 1/2 59.50  
\$ 1201.10

**STEVEN P. DRABICK, P.L.S., PC**  
**P O BOX 539**  
**CORNWALL, NY 12518**

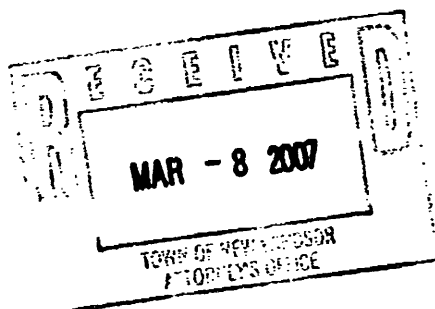
Professional Land Surveyor

845-534-2208

**BOND COST ESTIMATE FOR PROPOSED TERMINATION OF SLOOP HILL  
ROAD  
NEW WINDSOR PLANNING BOARD APPROVAL NO. 06-03  
( 10,328 SQ. FT. OF ROAD SURFACE )**

<u>THICKNESS</u>	<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT COST</u>	<u>TOTAL</u>
1 ½"	HOT MIX ASPHALT CONCRETE FINISH COURSE PAVEMENT	1,147.6 SQ.YD.	\$9.00/SQ.YD.	\$10,328.40
3 ½"	BASE COURSE PAVEMENT	1,147.6 SQ.YD.	\$18.00/SQ.YD	\$20,656.80
12"	FOUNDATION COURSE	382.5 CUYD.	\$37.00/CU.YD.	\$14,152.50

**TOTAL BOND COST ESTIMATE: \$45,137.70**



4% Town Rd.

\$ 1805.51 Inspect. fee

REGULAR\_ITEMS:

SLOOP\_HILL\_ASSOCIATES/N\_&\_C\_LAND\_CORP.\_LOT\_LINE\_CHANGE\_  
(06-03)

MR. ARGENIO: Sloop Hill Associates/N & C Land Corporation lot line change. This application involves lot line revision between involved private properties lands of the Town roadway followed by a lot line change between tax lots 13.33 and 44.2. Application was previously reviewed at the 8 February, 2006 planning board meeting. Somebody here to represent this?

Mr. Steve Drabick appeared before the board for this proposal.

MR. ARGENIO: We've seen this and I have Mark's comments, would you tell us briefly what you're doing here? I know we looked at this before.

MR. DRABICK: Okay, I'll try to keep this as simple as possible. Basically what we're doing with this lot line change is separating a parcel of land that's entirely owned by N & C Land Corporation, they own both pieces on either side of Route 9W, as a result of this lot line change what we're doing is separating the piece on the easterly side of 9W from the westerly side of 9W and also what's happening is there will be also acquired a portion of Sloop Hill Road from the Town of New Windsor and return a dedication back to the Town for the creation of a cul-de-sac at the end of Sloop Hill Road.

MR. ARGENIO: Andy, or maybe I will direct this to Andy or Mark, one of the bullets on here number 3 is approval subject necessary to the necessary land sale involving the Town of New Windsor by the Town attorney, I'm assuming that's not Andy.

MR. KRIEGER: No, the Town attorney.



MR. ARGENIO: Where are we at?

MR. EDSALL: The bottom line is that there has been some negotiations between the Town Supervisor's office, the Town attorney and the applicant because obviously part of this lot line change is the Town authorizing effectively a sale of one piece and then in return a dedication of a different piece with the goal being that you can then with the new shape be able to build a cul-de-sac, so the Town of New Windsor is involved as one of the property owners effectively and they have pre-arranged the agreement.

MR. ARGENIO: Cul-de-sac Mark is 100 feet of pavement or 120 feet?

MR. EDSALL: It's 100 foot of pavement, 120 right-of-way, one of my comments is just that we've got a situation where the former highway superintendent endorsed a layout that the new highway superintendent thinks should be slightly modified, the new highway superintendents wants the full 120 dimension clear in all directions, former highway superintendent didn't quite require that.

MR. ARGENIO: I don't think that's even reasonable.

MR. EDSALL: Steve and I have already gone over it, we'll straighten it out.

MR. ARGENIO: The record should reflect that we did receive a response from the Orange County Planning Department indicating that a local determination would be acceptable to them on this issue. Danny, I think you were here when we looked at this last time, I just don't think there's a lot going on here. Does anybody, Mark's got a minor note to the plans to change the Item 4 I think it's to 12 inches of DOT approved product, we're going to need a bond estimate.

MR. BABCOCK: Mr. Chairman, this is just actually a good thing for the Town right now, we have a road that actually dead-ends and we're going to get a road that has a cul-de-sac.

MR. ARGENIO: I agree, I think we went over that whole thing last time this application was before us.

MR. EDSALL: I would say you would have approved it other than the county hadn't responded.

MR. ARGENIO: No other procedural steps are necessary other than the consideration of final approval, does anybody have any further comment on this?

MR. SCHLESINGER: No further comments.

MR. ARGENIO: I'll accept a motion.

MR. SCHLESINGER: I'll make a motion that we give final approval pending the conditions which you'll cite in a minute for the Sloop Hill Associates/N & C Land.

MR. GALLAGHER: Second it.

MR. ARGENIO: Motion has been made and seconded to grant final approval to the Sloop Hill/N & C Land Corp. subject to the corrections to be made on the cul-de-sac on the plans, we're going to need the bond estimate, Mr. Drabick, the offer of dedication to the Town of New Windsor attorney and obviously the sale has to go through with the Town combining the lots and payment of all fees. If there's no further discussion, roll call.

ROLL CALL

MR. GALLAGHER	AYE
MR. SCHLESINGER	AYE
MR. ARGENIO	AYE

March 22, 2006

6

MR. ARGENIO: That's it.

MR. DRABICK: Thank you.

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 03/22/2006

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LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 6-3

NAME: SLOOP HILL ASSOC. LL CHG PA2005-1161

APPLICANT: SLOOP HILL ASSOC, LLC

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	02/13/2006	O.C. PLANNING	03/03/2006	LOCAL DETERMIN
ORIG	02/06/2006	MUNICIPAL HIGHWAY	/ /	
ORIG	02/06/2006	MUNICIPAL WATER	/ /	
ORIG	02/06/2006	MUNICIPAL SEWER	/ /	
ORIG	02/06/2006	MUNICIPAL FIRE	/ /	
ORIG	02/06/2006	NYS DOT	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 03/22/2006

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
O [Disap, Appr]

FOR PROJECT NUMBER: 6-3

NAME: SLOOP HILL ASSOC. LL CHG PA2005-1161

APPLICANT: SLOOP HILL ASSOC, LLC

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
02/08/2006	P.B. APPEARANCE	SENC TO OC PLANN
12/07/2005	WORK SHOP	SUBMIT
10/28/2005	WORK SHOP\	RET TO WS
04/20/2005	WORK SHOP	RET TO WS

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 03/22/2006

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 6-3

NAME: SLOOP HILL ASSOC. LL CHG PA2005-1161

APPLICANT: SLOOP HILL ASSOC, LLC

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	02/06/2006	EAF SUBMITTED	02/02/2006	WITH APPLIC
ORIG	02/06/2006	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	02/06/2006	LEAD AGENCY DECLARED	02/08/2006	TOOK LA
ORIG	02/06/2006	DECLARATION (POS/NEG)	02/08/2006	DECL NEG DEC
ORIG	02/06/2006	SCHEDULE PUBLIC HEARING	/ /	
ORIG	02/06/2006	PUBLIC HEARING HELD	/ /	
ORIG	02/06/2006	WAIVE PUBLIC HEARING	02/08/2006	WAIVE PH
ORIG	02/06/2006	PRELIMINARY APPROVAL	/ /	
ORIG	02/06/2006		/ /	
ORIG	02/06/2006	LEAD AGENCY LETTER SENT	/ /	

P.B.# 06-03



**COUNTY OF ORANGE**

**EDWARD A. DIANA**  
COUNTY EXECUTIVE

**DEPARTMENT OF PLANNING**

124 MAIN STREET  
GOSHEN, NEW YORK 10924-2124  
TEL: (845)291-2318 FAX: (845)291-2533  
[www.orangecountygov.com/planning](http://www.orangecountygov.com/planning)

**DAVID CHURCH, A.I.C.P.**  
COMMISSIONER

**ORANGE COUNTY DEPARTMENT OF PLANNING**  
**239 L, M OR N REPORT**

**This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and countywide considerations to the attention of the municipal agency having jurisdiction.**

**Referred by:** New Windsor Planning Board

**Reference/County ID No.:** NWT03-06N  
**Tax Parcel ID:** 37-1-13.11 &44.3

**Applicant:** Sloop Hill Associates & N & C Land Corp

**Proposed Action:** 2-lot subdivision; Lot Line Change

**Reason for Review:** Within 500' of US Rte 9W

**Date of Full Statement:** February 15, 2006

**Comments:** The Department has received the above application, and offer the following:

- This project will have no major impact upon State or County facilities nor have any significant inter-municipal issues.
- It is also consistent with the County Comprehensive Plan and local laws.
- Having no further comments, from a County perspective, the Department recommends that the Planning Board proceed with its decision-making review process.

**County Recommendation:** Local Determination

**Date:** March 3, 2006

**Reviewed By:** Kathy V. Murphy, Planner

  
**David Church, AICP**  
**Commissioner of Planning**

**"IMPORTANT NOTE:** As per NYS General Municipal Law 239-m(6), within 30 days of municipal final action on the above referred project, the referring board must file a report of the final action taken with the County Planning Department. For such filing, please use the final action report form attached to this review or available on-line at [www.orangecountygov.com/planning](http://www.orangecountygov.com/planning)."

3/20/06  
CC: M.E.

# ORANGE COUNTY DEPARTMENT OF PLANNING

124 Main Street  
Goshen, NY 10924-2124

## APPLICATION FOR MANDATORY COUNTY REVIEW OF LOCAL PLANNING ACTION

(Variances, Zone Changes, Special Permits, Subdivisions, Site Plans)

Local File No. 06-03 (Please include this number on any correspondence)

1. Municipality Town of New Windsor

Public Hearing Date: n/a

City, Town or Village Board \_\_\_\_\_ Planning Board X Zoning Board \_\_\_\_\_

2. Owner: Name: Sloop Hill Associates and N&C Land Corp  
Address: P.O. Box 495, Cornwall, NY 12518

3. Applicant \* Name: same  
Address: \_\_\_\_\_

**\*If applicant is owner, leave blank**

4. Location of Site: NYS Route 9W and Sloop Hill Road  
(Street or highway, plus nearest intersection)

Tax Map Identification: Section: 37 Block: 1 Lot: 13.11 & 44.2

Present Zoning District: NC Size of Parcel: 2.4 & 18.4 Acres

5. Type of Review:

### \*\*Subdivision

Zone Change: From = \_\_\_\_\_ To: = \_\_\_\_\_

Zoning Amendment: To Section \_\_\_\_\_

\*\*Subdivision: Number of Lots/Units Lot Line Change

\*\*\*Site Plan: Use \_\_\_\_\_

Date: 2-13-06

Signature & Title: Mark J. Edsall, P.E.  
Mark J. Edsall, P.E.,  
Planning Board Engineer



SLOOP\_HILL\_ASSOCIATES/N\_&\_C\_LAND\_CORP.\_LOT\_LINE\_CHANGE\_  
(06-03)

MR. ARGENIO: This application involves a lot line revision between the involved private properties in the lands of the Town roadway followed by a lot line change between tax lots 13.11 and 44.2. Somebody's obviously here to represent this? What's your name, sir?

MR. DRABICK: My name is Stephen Drabick, I'm a licensed land surveyor and I'm here representing both Sloop Hill Associates and N & C Land Corporation.

MR. ARGENIO: Tell us what you want to do.

MR. DRABICK: Basically, this lot line change involves three parcels, first parcel which is currently owned by N & C Land Corporation is a piece, a portion of which I have highlighted in yellow here, this transcends Route 9W, includes the parcel on the west side of the highway. The second parcel involved with this of course is the lands which are currently owned by Sloop Hill Associates lying immediately to the north of this and the third parcel being parcel of property owned by the Town of New Windsor which was formally the old Route 9W when that was abandoned actually became part of Sloop Hill Road, however, was never used as the highway portion of Sloop Hill Road basically parcel left over that the Town of New Windsor owned. What we're looking to do with the lot line change is to have the highway boundary along the easterly side of Route 9W be recognized as a lot line separating the parcel on the west side, at the same time, the parcel that the Town owns Sloop Hill Associates is in contract with the Town to purchase half of that parcel and the other half would become an actual extension of Sloop Hill Road also at the same time because of the current status of ownership of both parcels, N & C Land Corporation still owns Parcel A, Town of New Windsor still owns this portion of Sloop Hill Road, Sloop Hill Associates is in

contract with both parties to purchase these so because of that status it was agreed on by the Town that there will be a series actually a simultaneous conveyance and at that time Sloop Hill acquires the parcel from N & C Land Corporation it will at that time dedicate this Parcel B which will become a new terminus for the end of Sloop Hill Road and included in that will be the agreement to build down and construct the actual cul-de-sac making for a turnaround at the end of the road where none exists currently and also at the same time the Town would convey to--

MR. ARGENIO: Can I tell you something? You're making my hair hurt. Who crafted this thing? Did you craft this or did the owners of the property craft this thing, and by craft, that doesn't mean anything bad but who orchestrated this whole thing?

MR. DRABICK: It was orchestrated primarily by the owner of Sloop Hill Associates looking to acquire--

MR. ARGENIO: He's creative.

MR. DRABICK: --actually looking to acquire the complete parcel at the end of Sloop Hill Road, and the former Town attorney, Mr. Crotty, when we looked at this agreed that the Town wasn't willing to give up that entire parcel so the agreement was to split it, what this does it does provide a connection between the property he currently owns on the north and what he will be acquiring on the south through this strip.

MR. ARGENIO: What's the disposition of the property on the other side of the highway?

MR. DRABICK: Currently it's an old railroad bed, it's--

MR. ARGENIO: After this is done, who owns it and what does it do to that piece of property?

MR. DRABICK: This piece will still be retained by N & C, it's undeveloped now.

MR. ARGENIO: He will continue to pay taxes on it?

MR. DRABICK: Yes.

MR. EDSALL: Jerry, this is basically a very elaborate series of lot line changes to separate the east and the west side of 9W to merge the N & C property with Sloop Hill and have the Town end up with a cul-de-sac in a nutshell.

MR. ARGENIO: It's taken me time to pick up but that's what I'm seeing.

MR. EDSALL: I had to use a colored marker to follow the program here because it's so elaborate.

MR. BABCOCK: Right now, the road deadends.

MR. ARGENIO: And a cul-de-sac is beneficial.

MR. EDSALL: This benefits everybody in Town and basically everyone is waiting for this board to act so that the Town attorney can process the purchase and we can move forward.

MR. ARGENIO: Well, let's take a look at that, what about Anthony Fay?

MR. EDSALL: Anthony I'm sure is in support of it but I have some final verifications, I need to make as far as the detail for the road construction might be a little simpler than maybe the full detail that's here so if you get to a point where you want to approve it, I'd make it subject to a final plan meeting the requirements established by the highway super because we may change some things.

MR. ARGENIO: Let me ask you this, Mark, how far can we go with this tonight?

MR. EDSALL: You need to send this unfortunately, well, there's no other agencies but you need to send it to the County Planning due to their wonderful procedure where everything that happens within 500 foot of a state or county road has to go to Planning. Couple years ago it wouldn't be the case but you can probably take lead agency and decide if you really want to have a public hearing and then we can send it to the County.

MR. ARGENIO: Okay, does anybody else have any, it took me a few minutes to understand what you were doing there, does anybody else have any questions about this application?

MR. VAN LEEUWEN: I have no problems with it.

MR. ARGENIO: All right, how do you feel about the public hearing?

MR. SCHLESINGER: I'm still trying to figure out the plan in front of me.

MR. EDSALL: It's a tough one.

MR. SCHLESINGER: My question is being that it's got to go to the County does it have to go to the County before we make any other decisions or can we, you know, help it along prior to?

MR. EDSALL: Well, it needs county and highway no matter what so we can take care of that over the next 30 days while the county has to get back to us. I think it would be fair to get the lead agency out of the way, you could probably conclude SEQRA if you're so desired, to be honest with you, there's no physical changes proposed at the site, this is all a bunch of

lot line changes being jockeyed around, I'm not quite sure the public would be able to figure it out and number two really be interested.

MR. ARGENIO: And the other thing is too once the lot lines are jockeyed around any subsequent build-out certainly at that point we can look at it in the venue of a public hearing.

MR. EDSALL: Exactly.

MR. SCHLESINGER: I'll make a motion that the Planning Board assume lead agency on Sloop Hill.

MR. VAN LEEUWEN: Second it.

MR. ARGENIO: Motion has been made and seconded that the New Windsor Planning Board take lead agency on the SEQRA process. No further questions, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. MINUTA	AYE
MR. VAN LEEUWEN	AYE
MR. BROWN	AYE
MR. ARGENIO	AYE

MR. SCHLESINGER: Now on the public hearing being that the left hand knows what the right hand is going to do and the lots are still going to stay the same, I don't see any purpose for a public hearing, I'll make a motion to waive the public hearing.

MR. VAN LEEUWEN: I'll second it.

MR. ARGENIO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing for the Sloop Hill Town of New Windsor lot line change. If there's no further discussion from the board

members, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. MINUTA	AYE
MR. VAN LEEUWEN	AYE
MR. BROWN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Mark, that's it?

MR. EDSALL: You could, if you care to clearly normally we have to wait for the planning but you could close SEQRA out, you could consider that there's no environmental impacts from this lot line change and negative dec it at this point, that way we only have one open item.

MR. ARGENIO: We can do that, I don't see any reason why we wouldn't do that, we're talking about a lot line change here.

MR. SCHLESINGER: So based upon that, I'll make the motion that we declare negative dec for the Sloop Hill Associates.

MR. MINUTA: Second it.

MR. ARGENIO: Motion has been made and seconded that the New Windsor Planning Board declare a negative dec on the Sloop Hill Associates, N & C, Town of New Windsor lot line change. If there's no further discussion, I'll receive a roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. MINUTA	AYE
MR. VAN LEEUWEN	AYE

February 8, 2006

31

MR. BROWN                    AYE  
MR. ARGENIO                AYE

MR. ARGENIO: I think that's it.

MR. EDSALL: Yes, we'll ship it off to the Planning Department and within 30 days or after 30 days or if they respond we'll let you know how to get back on.

MR. DRABICK: Thank you.



RESULTS OF P.B. MEETING OF: February 8, 2006

PROJECT: Sloop Hill Assoc / N+C / T.NW P.B. # 06-03



**LEAD AGENCY:**

AUTHORIZE COORD. LETTER: Y ☐ N ☐  
TAKE LEAD AGENCY: Y ☒ N ☐

**NEGATIVE DEC:**

M) Sch S) Mn VOTE: A 5 N 0  
CARRIED: Y ✓ N   

M) Sch's Van VOTE: A 5 N 0  
CARRIED: Y ✓ N    

**PUBLIC HEARING:**      **WAIVED:** ✓      **CLOSED:**           

M Sh S Van VOTE: A 5 N 0 SCHEDULE P.H.: Y      N ✓

SEND TO O.C. PLANNING: Y ☒  
SEND TO DEPT. OF TRANSPORTATION: Y ☐

REFER TO Z.B.A.: M)\_\_\_\_\_ S)\_\_\_\_\_ VOTE: A\_\_\_\_\_ N\_\_\_\_\_

RETURN TO WORK SHOP: Y\_\_N\_\_

**APPROVAL:**

M)      S)      VOTE: A      N      APPROVED:                     

NEED NEW PLANS: Y\_\_\_ N\_\_\_

**CONDITIONS – NOTES:**

Need Hwy Supt. Approval





**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

**MAIN OFFICE**

33 AIRPORT CENTER DRIVE

SUITE 202

NEW WINDSOR, NEW YORK 12553

(845) 567-3100

FAX: (845) 567-3232

E-MAIL: MHENY@MHEPC.COM

WRITER'S E-MAIL ADDRESS:

MJE@MHEPC.COM

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT NAME:** SLOOP HILL ASSOCIATES / N&C LAND CORP / TOWN OF NEW WINDSOR  
LOT LINE CHANGE

**PROJECT LOCATION:** SLOOP HILL ROAD (OFF SHORE ROAD)  
SECTION 37 - BLOCK 1 - LOTS 13.11 & 44.2 AND THE TOWN

**PROJECT NUMBER:** 06-03

**DATE:** 8 FEBRUARY 2006

**DESCRIPTION:** THE APPLICATION INVOLVES A LOT LINE REVISION BETWEEN THE  
INVOLVED PRIVATE PROPERTIES AND THE LANDS OF THE TOWN  
ROADWAY, FOLLOWED BY A LOT LINE CHANGE BETWEEN TAX LOTS  
13.11 AND 44.2.

1. The lands on the east side of Rt. 9W are increasing in area and bulk criteria, and the Town road condition is being improved with the construction of the cul-de-sac turnaround. This is a functional and zoning improvement. The land on the west side of Rt. 9W is physically not being effected by this application, and, from a zoning bulk standpoint, the resultant lot maintains compliance. An expanded bulk table should be provided.
2. Additional input is needed from the Highway Superintendent with regard to the road detail proposed. I will coordinate this aspect prior to the stamping of the final plan.
3. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
4. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision (in form of lot line change), or if same can be waived per Section 257-13 (A) of the Subdivision Regulations.
5. This project is within a 500-foot distance from Route 9W and the Town Line and, as such, must be referred to the Orange County Planning Department as per New York State General Municipal Law (GML 239).

Respectfully Submitted,

  
Mark J. Edsall, P.E., P.P.  
Planning Board Engineer

MJE:st NW06-03-08Feb06.doc

**REGIONAL OFFICES**

- 507 BROAD STREET • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •  
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 02/06/2006

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 6-3  
NAME: SLOOP HILL ASSOC. LL CHG PA2005-1161  
APPLICANT: SLOOP HILL ASSOC, LLC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/06/2006	REC. CK. #10277	PAID		200.00	
		TOTAL:	0.00	200.00	-200.00

*Handwritten:*  
2/8/06

P.B. #06-03  
Application fee

Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611

**RECEIPT**  
**#109-2006**

02/07/2006

Sloop Hill Associates, Llc

Received \$ 75.00 for Planning Board Fees, on 02/07/2006. Thank you for  
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green  
Town Clerk

# **MEMORANDUM**

TO: JIM PETRO, PLANNING BOARD CHAIRMAN  
FROM: PHIL CROTTY  
DATE: October 24, 2005  
SUBJECT: SLOOP HILL ASSOCIATES

---



The Town is aware of a proposed application for a lot line change between Sloop Hill Associates and Callahan. The Town Board and this office have no objection to Planning Board proceeding with the application.

PAC



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

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(570) 296-2765

e-mail: mhepa@mhepc.com

**Writer's E-mail Address:**

mje@mhepc.com

**PLANNING BOARD WORK SESSION**  
**RECORD OF APPEARANCE**

100-3

**TOWN/ VILLAGE OF:**

New Windsor

**P/B APP. NO.:**

**WORK SESSION DATE:**

Dec 7 2005

**PROJECT:** NEW ☒ OLD ☐

**REAPPEARANCE AT W/S REQUESTED:**

**RESUB. REQ'D:**

**PROJECT NAME:**

Sloop Hill lot line

**REPRESENTATIVES PRESENT:**

Bob Farakas

**MUNICIPAL REPS PRESENT:**

BLDG INSP.  
ENGINEER ☒  
P/B CHMN ☐

FIRE INSP. ☐  
PLANNER ☐  
OTHER ☐

**ITEMS DISCUSSED:**

**STND CHECKLIST:**

**PROJECT  
TYPE**

DRAINAGE ☐

SITE PLAN ☐

DUMPSTER ☐

SPEC PERMIT ☐

SCREENING ☐

☒ L L CHG.

LIGHTING ☐

SUBDIVISION ☐

(Streetlights)

LANDSCAPING ☐

OTHER ☐

BLACKTOP ☐

ROADWAYS ☐

APPROVAL BOX ☐

**PROJECT STATUS:**

ZBA Referral: ☐ Y ☐ N

Ready For Meeting ☐ Y ☐ N

Recommended Mtg Date ☐



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

☐ **Main Office**

33 Airport Center Drive

Suite #202

New Windsor, New York 12553

(845) 567-3100

e-mail: mheny@mhhepc.com

☐ **Regional Office**

507 Broad Street

Milford, Pennsylvania 18337

(570) 296-2765

e-mail: mhpea@mhhepc.com

**Writer's E-mail Address:**

mje@mhhepc.com

**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

100-3

TOWN / VILLAGE OF:

New Windsor

P/B APP. NO.:

WORK SESSION DATE:

20 April 2005

PROJECT: NEW

OLD

REAPPEARANCE AT W/S REQUESTED:

NO

RESUB. REQ'D:

later

PROJECT NAME:

Sloystill

REPRESENTATIVES PRESENT:

MUNICIPAL REPS PRESENT:

BLDG INSP.

ENGINEER

P/B CHMN

X

FIRE INSP.

PLANNER

OTHER

ITEMS DISCUSSED:

- buying property from the  
- 1/2 change of former  
Michalski property  
(see plan marker)

STND CHECKLIST:

PROJECT  
TYPE

DRAINAGE

DUMPSTER

SCREENING

LIGHTING

(Streetlights)

LANDSCAPING

BLACKTOP

ROADWAYS

APPROVAL BOX

SITE PLAN

SPEC PERMIT

L L CHG.

SUBDIVISION

OTHER

PROJECT STATUS:

ZBA Referral:

Y X N

Ready For Meeting

Y X N

Recommended Mtg Date

later

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4695

## PLANNING BOARD APPLICATION

### TYPE OF APPLICATION (check appropriate item):

Subdivision \_\_\_\_\_ Lot Line Change ☒ Site Plan \_\_\_\_\_ Special Permit \_\_\_\_\_

Tax Map Designation: Sec. 37 Block 1 Lot 13.11 + 44.2

**BUILDING DEPARTMENT PERMIT NUMBER PA 2005 - 1161**

"PLAT OF PROPOSED LOT LINE CHANGE OF LANDS OF

1. Name of Project SLOOP HILL ASSOC., LLC + N AND C LAND CORP.

2. Owner of Record N AND C LAND CORP. - ANDREW CALLAHAN Phone 534-9674

Address: 433 JACKSON AVENUE NEW WINDSOR N.Y. 12553  
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant SLOOP HILL ASSOC., LLC - ROBERT FARRAS Phone 914-755-2390

Address: P.O. BOX 495, CORNWALL, N.Y. 12518  
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan STEVEN A. DRABIK, P.L.S. Phone 534-2208

Address: P.O. BOX 539 CORNWALL, N.Y. 12518  
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_

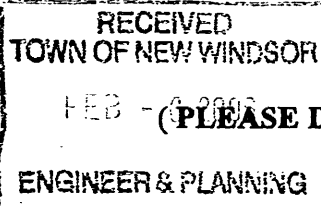
Address \_\_\_\_\_  
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

STEVEN A. DRABIK 534-2208 534-2208  
(Name) (Phone) (fax)

7. Project Location: On the WEST + SOUTH side of SLOOP HILL ROAD  
(Direction) (Street)

8. Project Data: Acreage 20.8 Zone NC School Dist. CORNWALL



PAGE 1 OF 2

06-03

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes \_\_\_\_\_ No ✓

**\*This information can be verified in the Assessor's Office.**

**\*If you answer yes to question 9, please complete the attached Agricultural Data Statement.**

10. Detailed description of Project: (Use, Size, Number of Lots, etc.) LOT LINE CHANGE INVOLVING 3 PARCELS

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes \_\_\_\_\_ no ✓  
12. Has a Special Permit previously been granted for this property? yes \_\_\_\_\_ no ✓

**IF THIS APPLICATION IS SIGNED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.**

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

01<sup>st</sup> DAY OF February 2006

[Signature]  
(OWNER'S SIGNATURE)

\_\_\_\_\_  
(AGENT'S SIGNATURE)

ROBERT FARKAS  
Please Print Agent's Name as Signed

[Signature]  
NOTARY PUBLIC

KERRY A. MERRITT

\*\*\*\*\*Notary Public State of New York\*\*\*\*\*

TOWN USE ONLY  
No. 01ME6038304  
Qualified in Orange County  
Commission Expires March 6, 2007

RECEIVED  
TOWN OF NEW WINDSOR

DATE APPLICATION RECEIVED

ENGINEER & PLANNING

06-03  
APPLICATION NUMBER



PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review

## SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

## PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <i>SLOOP HILL ASSOC., LLC</i>		2. PROJECT NAME <i>LOT LINE CHANGE-SLOOPHILL ASSOC. &amp; N+L LAND CORP.</i>	
3. PROJECT LOCATION: Municipality <i>NEW WINDSOR</i>		County <i>ORANGE</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>LOCATED AT THE SOUTH &amp; WEST SIDE OF THE END OF SLOOP HILL ROAD.</i>			
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration			
6. DESCRIBE PROJECT BRIEFLY: <i>LOT LINE CHANGE INVOLVING 3 PARCELS.</i>			
7. AMOUNT OF LAND AFFECTED: Initially <i>20.8</i> acres    Ultimately <i>20.8</i> acres			
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If No, describe briefly			
9. WHAT'S PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:			
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If yes, list agency(s) and permit/approvals			
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If yes, list agency name and permit/approval			
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No			
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE			
Applicant/sponsor name: <i>STEVEN P. ORABICK</i>		Date: <i>2/2/06</i>	
Signature: <i>[Signature]</i>		RECEIVED TOWN OF NEW WINDSOR FEB 6 2006	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?

☐ Yes ☐ No

If yes, coordinate the review process and use the FULL EAF.

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6?

☐ Yes ☐ No

If No, a negative declaration may be superseded by another involved agency.

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?

☐ Yes ☐ No If Yes, explain briefly

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (if different from responsible officer)

\_\_\_\_\_  
Date

**AGENT/OWNER PROXY STATEMENT**  
**(for professional representation)**

for submittal to the:  
**TOWN OF NEW WINDSOR PLANNING BOARD**

Andrew Callahan, President

N & C Land Corp. - ANDREW CALLAHAN, deposes and says that he resides  
(OWNER)

at 433 Jackson Avenue, New Windsor in the County of Orange  
(OWNER'S ADDRESS)

and State of New York and that he is the owner of property tax map

(Sec. 37 Block 1 Lot 13.11)  
designation number (Sec. 37 Block 1 Lot 44.2) which is the premises described in  
the foregoing application and that he designates:

Robert Farkas, Sloop Hill Associates, LLC, P.O.Box 495, Cornwall, NY 12518  
(Agent Name & Address)

Steven P. Drabick, P.L.S., P.C., P.O.Box 539, Cornwall, NY 12518  
(Name & Address of Professional Representative of Owner and/or Agent)

as his agent to make the attached application.

**THIS DESIGNATION SHALL BE EFFECTIVE UNTIL WITHDRAWN BY THE OWNER OR  
UNTIL TWO (2) YEARS FROM THE DATE AGREED TO, WHICH EVER IS SOONER.**

SWORN BEFORE ME THIS:

01<sup>st</sup> DAY OF February 2006

Kerry A. Merritt  
NOTARY PUBLIC

**\*\*** Andrew Callahan  
Owner's Signature (MUST BE NOTARIZED)

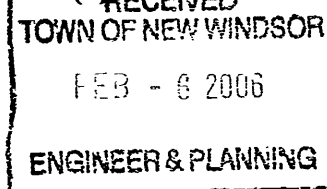
[Signature]  
Agent's Signature (If Applicable)

[Signature]  
Professional Representative's Signature

**\*\* PLEASE NOTE: ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.**

**THIS PROXY SHALL BE VOID TWO (2) YEARS AFTER AGREED TO BY THE OWNER**

**KERRY A. MERRITT**  
Notary Public, State of New York  
No. 01ME6038304  
Qualified in Orange County  
Commission Expires March 6, 2006



06 - 03

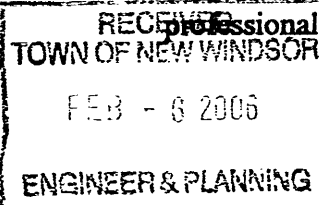
**TOWN OF NEW WINDSOR PLANNING BOARD  
SUBDIVISION/LOT LINE CHANGE CHECKLIST**

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration for being placed on the Planning Board Agenda:

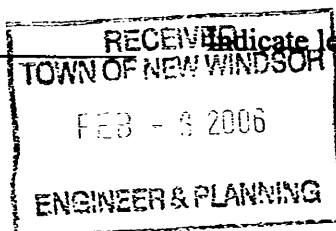
1. ☒ Name and address of Applicant.
- \* 2. ☒ Name and address of Owner.
3. ☒ Subdivision name and location
4. ☒ Provide 4" wide X 2" high box (**IN THE LOWEST RIGHT CORNER OF THE PLAN**) for use by Planning Board in affixing Stamp of Approval. (**ON ALL PAGES OF SUBDIVISION PLAN**)
5. ☒ Tax Map Data (Section, Block & Lot).
6. ☒ Location Map at a scale of 1" = 2,000 ft.
7. \_\_\_\_\_ Zoning table showing what is required in the particular zone and what applicant is proposing.
8. \_\_\_\_\_ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
9. ☒ Date of plat preparation and/or date of any plat revisions.
10. ☒ Scale the plat is drawn to and North arrow.
11. ☒ Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
12. ☒ Surveyor's certificate.
13. ☒ Surveyor's seal and signature.
14. ☒ Name of adjoining owners.
15. \_\_\_\_\_ Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
- \* 16. \_\_\_\_\_ Flood land boundaries.
17. \_\_\_\_\_ A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.



**SAMPLE:**



18. ☒ Final metes and bounds.
19. ☒ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
20. ☒ Include existing or proposed easements.
21. ☒ Right-of-way widths.
22. \_\_\_\_\_ Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
23. ☒ Lot area (in square feet for each lot less than 2 acres).
24. ☒ Number the lots including residual lot.
25. \_\_\_\_\_ Show any existing waterways.
- \*26. \_\_\_\_\_ A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
27. ☒ Applicable note pertaining to owner's review and concurrence with plat together with owners signature.
28. ☒ Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
29. \_\_\_\_\_ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
30. \_\_\_\_\_ Show all and proposed on-site A septic system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
31. \_\_\_\_\_ Provide A septic system design notes as required by the Town of New Windsor.
32. \_\_\_\_\_ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
33. ☒ Indicate percentage and direction of grade.
34. ☒ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
35. ☒ Indicate location of street or area lighting (if required).



REFERRING TO QUESTION 9 ON THE APPLICATION FORM, IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. \_\_\_\_\_ Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
37. \_\_\_\_\_ A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

**PREPARER'S ACKNOWLEDGMENT:**

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE

BY: \_\_\_\_\_

Licensed Professional

Date

⌘ ⌘ ⌘ ⌘ ⌘ ⌘

**PLEASE NOTE:**

⌘ ⌘ ⌘ ⌘ ⌘ ⌘

**THE APPLICANT OR THEIR REPRESENTATIVE IS RESPONSIBLE TO KEEP TRACK OF ALL EXPIRATION DATES FOR ANY AND ALL APPROVALS GRANTED TO A PROJECT. EXTENSIONS MUST BE APPLIED FOR PRIOR TO EXPIRATION DATE.**

FEB - 6 2006

ENGINEER & PLANNING

REC'D  
"XX"

## ATTACHMENTS

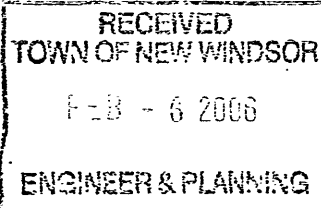
- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

*NOT IN FLOOD ZONE.*

*[Signature] 2/2/06*



06-03





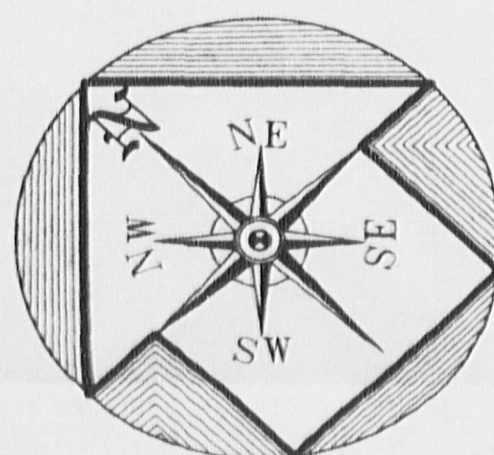


UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209 SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS SURVEY MAP NOT HAVING THE EMBOSSED SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID.

CERTIFICATIONS SHOWN HEREON ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS.

EASEMENTS OR RIGHT-OF-WAYS ON, OR UNDER THE LANDS, AND NOT VISIBLE, ARE NOT SHOWN.



U. S. ROUTE 9 W

I HEREBY CERTIFY ONLY TO THE PARTIES LISTED HEREON THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON 11/18/04 AND HAS BEEN PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE ESTABLISHED BY THE N.Y.S. ASSOC. OF PROFESSIONAL LAND SURVEYORS, INC.

THIS CERTIFICATION DOES NOT RUN WITH TITLE TO THE LAND AND IS SUBJECT TO ANY STATE OF FACTS A TITLE SEARCH MAY REVEAL.

- \* SLOOP HILL ASSOCIATES, LLC,
- \* TOWN OF NEW WINDSOR

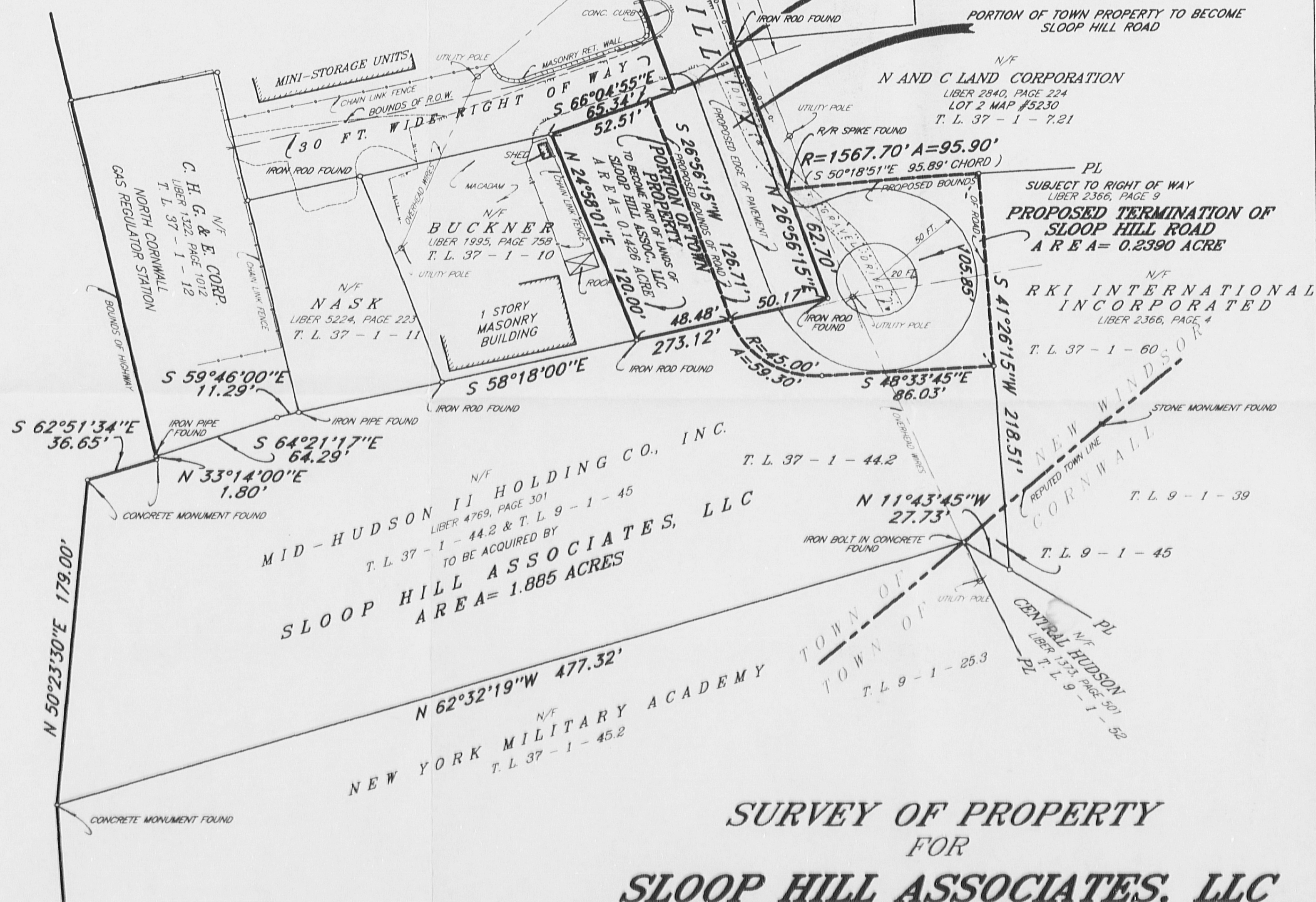
STEVEN P. DRABICK, PLS NY LIC. #49806

LANDS OF  
SLOOP HILL ASSOCIATES, LLC

LIBER 5116, PAGE 54

LOT 2 MAP #97-99

T. L. 37 - 1 - 13.11



STEVEN P. DRABICK P.L.S., PC  
PROFESSIONAL LAND SURVEYOR  
PO BOX 539  
CORNWALL, N.Y. 12518  
(845) - 534 - 2208

NOTE:  
TERMINUS OF HIGHWAY SEGMENT OF SLOOP HILL ROAD AS DETERMINED BY THE TOWN HIGHWAY SUPERINTENDENT.

PORTION OF TOWN PROPERTY TO BECOME SLOOP HILL ROAD

N AND C LAND CORPORATION  
LIBER 2840, PAGE 224  
LOT 2 MAP #5230  
T. L. 37 - 1 - 7.21

SUBJECT TO RIGHT OF WAY  
LIBER 2366, PAGE 9  
PROPOSED TERMINATION OF  
SLOOP HILL ROAD  
AREA = 0.2390 ACRE

RKI INTERNATIONAL  
INCORPORATED  
LIBER 2366, PAGE 4  
T. L. 37 - 1 - 60.30

MID-HUDSON II HOLDING CO., INC.  
LIBER 4769, PAGE 301  
T. L. 37 - 1 - 44.2 & T. L. 9 - 1 - 45  
TO BE ACQUIRED BY  
SLOOP HILL ASSOCIATES, LLC  
AREA = 1.885 ACRES

NEW YORK MILITARY ACADEMY  
T. L. 37 - 1 - 45.2

SURVEY OF PROPERTY  
FOR  
SLOOP HILL ASSOCIATES, LLC

TOWN OF NEW WINDSOR & CORNWALL  
SCALE: 1" = 40'

ORANGE COUNTY, NEW YORK  
NOVEMBER 11, 2004  
REVISED: 4/08/05  
5/25/05  
JOB NO. 109QADD